GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration and Urban Development (UH) Department - A.P. Housing Board – Joint Venture Project at Madhurawada, Visakhapatnam with M/s N.C.C., Vizag Urban Infrastructure Limited – Reconfirmation of the earlier orders issued vide G.O.Ms.No.64, M.A. & U.D. (UH) Department, dated 12-02-2019 for implementation and to collect revenue share of Rs. 97.29 Cr from the Developer – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (UH) DEPARTMENT

G.O.MS.No. 67 Dated: 06-07-2021.

Read the following:

1. G.O.Ms.No.64, M.A. & U.D. (UH) Department, dated 12-02-2019.
2. G.O.Ms.No.121, M.A. & U.D. (UH) Department, dated 10-03-2019.
3. From the Vice Chairman & Housing Commissioner, Andhra Pradesh Housing Board, Vijayawada,Letter No.145/VZG/MWA/CE/AE/PC/2005, dated 21-05- 2019.
4. From the Vice Chairman & Housing Commissioner, Andhra Pradesh Housing Board, Vijayawada, Letter No.145/VZG/MWA/CE/AE/PC/2005, dated 04-06- 2019
5. G.O.Ms.No.215, M.A. & U.D. (UH) Department, dated 20-12-2020.
6. G.O.Rt.No. 600, M.A. & U.D. (UH) Department, Dated: 20-12-2020.
7. From the Director, Town & Country Planning, AP, Chinakakani, Mangalagiri, Letter No.19021(31)/7/2020, dated 25-01-2021.
8. From the Director, Town & Country Planning, AP, Chinakakani, Mangalagiri, Letter No.19021(31)/7/2020, dated 25-03-2021.

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O R D E R:

In the G.O. 1st read above, Government taking into consideration the growing needs of people and the interest of the State, has ordered that the present cost of the project at Madhurawada, Visakhapatnam with M/s N.C.C., Vizag Urban Infrastructure Limited, including the estimated saleable value of areas of the Project as on date, shall be evaluated by two reputed valuers as per the developmental standards. Upon valuation, the highest of the project cost and the said saleable value is to be considered. Project cost of Residential @ 90% and Commercial @ 10% to be arrived on the highest of the Project cost as valued. The Revenue share shall be assessed and collected on both Residential @ 3.5% & Commercial @ 4% as per the development agreement conditions taking into consideration the highest valuation with 20% extra over and above the Revenue share so arrived. It is also ordered that the maximum market value of LIG units with gross built up area of 300 – 450 sft., per unit to be developed in the 5% of the ground area of 97.30 acres as assessed by the valuers considering maximum FSI is to be collected from the developer after deducting Rs.450 per sft., as per the development agreement. The land will be made free hold after receipt of Revenue share payable to APHB, subject to withdrawal of Writ Petition No.202 of 2014 filed before the Hon'ble High Court and payment of revenue share and cost of the LIG Houses as assessed. Further ordered that theVice Chairman & Housing Commissioner, Andhra Pradesh Housing Board, Vijayawada shall appoint two (2) reputed valuers to assess the present cost of the Madhurawada Project including the present saleable value of the Project and work out the revenues on the highest valuation of the said saleable value of the Project with 20% extra over and above the Revenue share and also market value of LIG Units as envisaged.

2. Subsequently, vide G.O. 2nd read above, Government authorized the Vice Chairman and Housing Commissioner, APHB to provide General Power of Attorney to M/s NCC Viazg Urban Limited, Hyderabad.

3. In the G.O. 5th read above, Government issued orders to implement the orders issued vide G.O.Ms.No.64, M.A. & U.D. (UH) Department, dated 12-02- 2019 (G.O. 1stread above) and to withdraw the orders issued vide G.O.Ms.No.121, M.A. & U.D. (UH) Department, dated 10-03-2019 (ref. 2ndread above) in public interest and also requested the Vice Chairman & Housing Commissioner, Andhra Pradesh Housing

Board, Vijayawada to issue notice to the Developer communicating that the terms of allotment would be governed by G.O.Ms.No.64, M.A. & U.D. (UH) Department, dated 12-02-2019 and take further necessary action in the matter

4. In the G.O. 6thread above, Government constituted a Committee to examine and make recommendations on the draft Reports and Final Reports to be submitted by the Two Valuers appointed in accordance with the G.O.Ms.No.64, M.A. & U.D. (UH) Department, dated 12-02- 2019.

5. In the references 7thand 8thread above, the Committee submitted its report. Based on the highest valuer's report, the Committee had recommended an amount of Rs.9048.168 lakh (7540.14 lakh + 1508.3 lakhs (20% extra over and above the revenue share))to be collected from the Developer as Revenue Share. In the report of the Valuer, the cost of dwelling unit of 430 Sft was considered as Rs.1594/-per sft. for which they have referred the basis that the Government constructed 430Sft house is of Rs.6.85 lakhs, whereas,in TIDCO housing, the sale price of dwelling unit of 430 Sft is Rs. 8.55 lakhs including infrastructure cost of Rs 0.90 lakhs, which works out to Rs 1988/- per sft., without the cost of the land.

6. In view of the above, Govt., after careful examination, in continuation of implementation of G.O.Ms.No.64, M.A. & U.D. (UH) Department, dated 12-02-2019 hereby order the collection of an amount of Rs.9048.168 lakh(7540.14 lakh + 1508.3 lakhs (20% extra over and above the revenue share)), which was recommended by the Committee and in addition collect Rs. 6.81 Cr duly adopting the sale price of the dwelling unit of TIDCO housing i.e. Rs. 1988/- per sft., totaling an amount of Rs.97.29 Cr., as Revenue Share from the Developer.

7.The Vice Chairman & Housing Commissioner, Andhra Pradesh Housing Board, shall take further necessary action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Y SRILAKSHMI IAS
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Vice-Chairman & Housing Commissioner,
Andhra Pradesh Housing Board, Vijayawada.
Copy to
The Addl. Secy. to Hon'ble Chief Minister.
The PS to Minister (MA &UD).
The PS to Spl. C.S. to Govt., MA&UD.
The Finance (FMU.EFS&T, MAUD & DRDA) Department.
The Law Department.
M/s NCC Urban Infrastructure Development Corporation Ltd., Hyderabad.
Sf/Sc.